

# PROJECT ANALYSIS REPORT

**814 Steves Ave,  
San Antonio, TX 78210**



## Property Specification

Bedrooms: **2**      Cash Price: **\$79,000.00**  
Bathrooms: **1.0**  
Garage: **carport**  
Year Built: **1909**

## Property Description

CHEAP OFF MARKET gem located in the booming "S Presa W to River" Subdivision of San Antonio! This cute 2/1 sits just a few blocks from downtown San Antonio! At this price, this property would be PRIME for any investment strategy. DO NOT WAIT, Call your New Western Agent before this opportunity is long gone.



## Notices and Disclosures

1. YOU MUST VERIFY ALL INFORMATION PROVIDED INDEPENDENTLY: Any estimates or information provided are for real estate investors' convenience, who must verify all estimated numbers independently. ANY information regarding specifications, characteristics, or condition of this property, neighborhood, or investment strategy (including, but not limited to, as-is property square footage measurements or as implied by property expansion through construction) is an unverified assumption of the broker or its affiliates based on limited information and should be verified independently for accuracy. Broker and its affiliates assume no liability, either expressed or implied, for the accuracy of any estimates or information provided.
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4. RISK OF LOSS: Real estate investment is speculative in nature and risk of loss can be substantial. The recipient of this information should carefully consider whether such investing is suitable for them.

**Full - Report**

**Master**

<b>Address:</b> 814 STEVES AVE	<b>CAN:</b> 029780031280
<b>City:</b> SAN ANTONIO	<b>State:</b> TX
<b>Zip:</b> 78210	<b>Owner:</b> VILLARREAL PABLO
<b>Class:</b> SINGLE-STRUCTURE PROP W/O AGR	<b>School District:</b> SAN ANTONIO ISD
<b>Map:</b> 650F2	<b>Owner Display:</b> PABLO VILLARREAL
<b>Mail Address:</b> 814 STEVES AVE	<b>Owner 2:</b>
<b>Mail City St Zip:</b> SAN ANTONIO, TX 78210 - 3924	<b>Latitude:</b> 29.392
<b>Census Tract:</b> 140200	<b>Longitude:</b> -98.4857
<b>Census Block:</b> 3	<b>Sale Date:</b>
<b>Acres:</b> 0.14	<b>Year Built:</b> 1909
<b>Owner Occupied:</b> Yes	<b>Living Area Sqft:</b> 1200
<b>Subdivision:</b> S PRESA W TO RIVER	<b>Neighborhood:</b> 57088

**Legal**

**Legal Description:** NCB 2978 BLK 3 LOT S 137.5 FT OF 128

**Property Values and Taxes**

Crtf NoCrtf:	Tax Year:	Land Value:	Improv Value:	Total Value:	Total Tax:
Yes	2019	\$41,290	\$72,870	\$114,160	\$3,235.61
Yes	2018	\$36,700	\$61,410	\$98,110	\$2,816.76
Yes	2017	\$12,770	\$73,200	\$85,970	\$2,439.51
Yes	2016	\$8,840	\$67,800	\$76,640	\$2,163.17
Yes	2015	\$8,180	\$51,100	\$59,280	\$1,599.41
Yes	2014	\$8,180	\$35,440	\$43,620	\$1,180.20
Yes	2013	\$8,180	\$34,000	\$42,180	\$1,136.06
Yes	2012	\$8,180	\$37,120	\$45,300	\$1,219.88
Yes	2011	\$8,180	\$38,530	\$46,710	\$1,230.98
Yes	2010	\$8,180	\$39,930	\$48,110	\$1,254.08
Yes	2009	\$8,180	\$42,550	\$50,730	\$1,298.83
Yes	2008	\$8,180	\$45,110	\$53,290	\$1,362.39
Yes	2007	\$8,180	\$41,170	\$49,350	\$1,251.89
Yes	2006	\$8,180	\$29,120		\$1,075.15
Yes	2005	\$5,800	\$29,000		\$1,042.98

<b>Tax Jurisdiction</b>	<b>Tax</b>
SAN ANTONIO ISD	\$1,747.73
CITY OF SAN ANTONIO	\$637.32
BEXAR COUNTY	\$316.71
UNIV HEALTH SYSTEM	\$315.35
ALAMO COM COLLEGE	\$170.27
BEXAR CO RD & FLOOD	\$27.02
SA RIVER AUTH	\$21.21

**Exemptions:**  
HOMESTEAD / OVER 65

<b>TaxYr Prelim:</b>	<b>Land Value:</b>	<b>Improv Value:</b>	<b>Total Value:</b>
2019	\$41,290	\$72,870	\$114,160

**Sales History**

File Date	Deed Book	Deed Page	Instr Type	Grantor	Grantee	Consideration
02/28/2019			QC	VILLARREAL DIANA A	VILLARREAL PABLO	
02/28/2019			QC	VILLARREAL DIANA A	VILLARREAL PABLO	
02/28/2019			QC	VILLARREAL DIANA A	VILLARREAL PABLO	
02/28/2019			QC	VILLARREAL DIANA A	VILLARREAL PABLO	
02/28/2019			QC	VILLARREAL DIANA A	VILLARREAL PABLO	
11/04/2012				VILLARREAL DIANA A	VILLARREAL DIANA A EST OF & PABLO VILLARREAL L/E	
05/26/2000	8429	256	WD	AROCHA RUFINA M	VILLARREAL DIANA A	

**Land Features**

**Frontage:** 50  
**SqFt:** 6200  
**Type:**

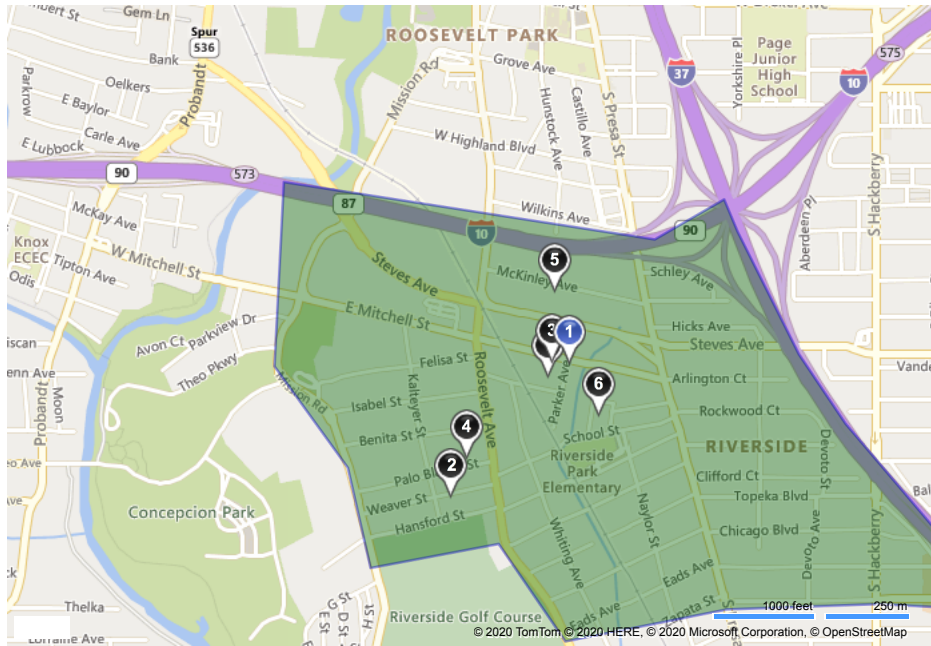
**Depth:** 124  
**Acres:** 0.14

**Residential Property Features**

<b>Beds:</b> 2	<b>Stories:</b>
<b>Full Bath:</b>	<b>Style:</b>
<b>Half Bath:</b>	<b>C/P:</b>
<b>Fndtn:</b> Pier/Post	<b>Ext Walls:</b> Wood
<b>Year Built:</b> 1909	<b>Fireplace:</b>
<b>Patio:</b>	<b>Roof:</b> METAL
<b>Garage:</b>	<b>Canopy:</b>
<b>Heating:</b>	<b>Living Area SqFt:</b> 1200
<b>Deck:</b>	<b>A/C:</b>

Bexar County 2020 tax values are from 2020 certified rates.

Prepared By: Angel Compean | New Western Acquisitions | 07/08/2020 12:59 PM



MLS#	Status Class	Type	Area	Str #	Dir	Street Name	Orig Price	LP/SP	DOM	SqFt	\$/SqFt	Lot Size	City	Zip	Subdivision(Legal)	How Sold	Occupancy	BR	FB	
1	1475265	<b>PND</b>	RE	SFD	1900	104	Parker	\$265,000	\$265,000	19	1488	\$178.09	0.29	San Antonio	78210	RIVERSIDE PARK		Vacant	3	2
2	1473408	<b>RNTD</b>	RR	SFDET	1900	146	Weaver St	\$1,200	\$1,200	11	1036	\$1.15	0.09	San Antonio	78210	RIVERSIDE PARK		Vacant	2	2
3	1438799	<b>RNTD</b>	RR	SFDET	1900	456	E Mitchell St	\$1,250	\$1,250	35	1224	\$1.02	0.17	San Antonio	78210	ROOSEVELT MHP		Vacant	3	2
4	1422025	<b>RNTD</b>	RR	SFDET	1900	121	Palo Blanco St	\$1,300	\$1,350	38	1092	\$1.23	0.08	San Antonio	78210	UNKNOWN		Vacant	4	2
5	1400987	<b>SLD</b>	RE	SFD	1900	406	Mckinley Ave	\$185,000	\$175,000	32	1071	\$172.73	0.17	San Antonio	78210	<del>DURANGO, ROOSEVELT</del>	VA	Vacant	2	1
6	1388231	<b>SLD</b>	RE	SFD	1900	142	Monroe St	\$199,000	\$194,900	60	1280	\$152.26	0.12	San Antonio	78210	S. PRESA W. TO RIVER	Conventional	Vacant	3	2
7	1456071	<b>SLD</b>	RE	SFD	1900	217	Kirkpatrick Ave	\$243,000	\$243,000	45	1600	\$151.87	0.17	San Antonio	78210	S. PRESA W. TO RIVER	VA	Vacant	3	3

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2020 by SAN ANTONIO BOARD OF REALTORS\*\*\*

Prepared By: Angel Compean | New Western Acquisitions | 08/28/2020 10:46 AM

**Agent Report**



**Addr:** 104 Parker  
**Status:** Pending **Class:** RE **MLS #:** 1475265  
**Area:** 1900 **Grid:** 650F2 **List Price:** \$265,000  
**Int.St./Dir:** MITCHELLE STREET  
**Subdivision:** RIVERSIDE PARK  
**City:** San Antonio **Zip:** 78210-3912 **Type:** SFD  
**County:** Bexar **CAN#:** 030150070020 **AdSf:** 1488  
**Block:** 7 **Lot:** W  
**Legal:** NCB 3015 BLK 7 LOT W 126.6 FT OF 2 **Currently Leased:** No  
 AND 3  
**Lot Size:** 0.29 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** San Antonio **BR:** 3 **Year Built:** 1947  
 I.S.D.  
**Elem:** Riverside Park **FBaths:** 2 **HBaths:** 0  
**Middle:** Page Middle **Builder:** UNKNOWN **Recent Rehab:** Yes  
**High:** Brackenridge **Constr:** Pre-Owned

	Level		Level	Utility Suppliers
Living Room	15X14	1	Master Bedroom	Gas: CPS
Dining Room	11X10	1	Master Bedroom 2	Electric: CPS
Family Room	---		Master Bath	Garbage: CITY
Kitchen	14X9	1	Bedroom 2	Water: SAWS
Breakfast	---		Bedroom 3	Sewer: SAWS
Utility	---		Bedroom 4	Other:
Entry Room	18X5	1	Bedroom 5	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials** **Assessments** **Mand/Mult HOA:** None/N  
**Total Tax (W/O Exemptions):** \$5,102 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**  
**Tax Year:** 2019 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None  
**Subdivision:** RIVERSIDE PARK  
**Preferred Title Co.:** CHICAGO TITLE  
**Owner:** OF RECORD **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Gina Candelario, ABR 490714 (210) 744-8265 **Occupancy:** Vacant  
**List Office:** Kuper Sotheby's Int'l Realty KUPPE0009 (210) 822-8602 **Possession:** Closing/Funding  
**Ph to Show:** 210-222-2227 **Lockbox Type:** SABOR Supra **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** Co-Listed with Michael Berger @ 210.827.0964 - Please use Clayton Smaistrila of Chicago Title - Grant program is available w/certain lenders- more info in docs. See assoc. docs for disclosures and offer instructions... Virtual Walkable Tour here - <https://vtour.craigmac.tv/e/ZyvfTV>

**Remarks:** UrbanLiving Inside410 - Super cool digs close to Confluence Park, Mission Trail, and San Antonio River. This 1947's modern interior home has 3 bedrooms, 2 baths, open floor plan on oversized .29 of an acre. Great kitchen with quartz countertops, petal tile, large island/breakfast bar, and gas cooking. The master suite has great natural light, high ceilings, and a walk-in closet. Master bath has dual sinks with quartz counters, tub shower/combo with penny tile surround, and enclosed water closet. You w... (text truncated for print)

**Style:** One Story, Contemporary, Garage Parking: None/Not Applicable **Additional/Other Parking:** Pad Only (Off Street)  
 Historic/Older  
**Ext:** 4 Sides Masonry, Stucco **Roof:** Composition **Mst BR:** DownStairs, Closet Size: 9 X 5  
**Fndtn:** Pier & Beam **Wdw:** Some Remain **Mst Bth:** Tub/Shower Combo, Single Vanity  
**Interior:** One Living Area, Liv/Din Combo, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets  
**Inclusions:** Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, GSCK, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Gas WaterHeater, Solid Counter Tops  
**Exterior Fea:** Deck/Balcony, Chain Link Fence, Double Pane Windows, Mature Trees  
**Wat/Swr:** Water System, Sewer **Floor:** Wood **Frpl:** Not Applicable  
**System**  
**Heating:** Central **Ht Fuel:** Natural Gas **Air Cond:** One Central  
**Pool/SPA:** None **Misc:** None/Not Applicable  
**Lot Des:** 1/4 - 1/2Acre, Mature Trees (ext feat), Level **Lot Impv:** Street Paved, Fire Hydrant w/in 500', Asphalt  
**Accessible/Adaptive:** No  
**Green:** Features - none / Certification - none / Energy Efficiency - Double Pane Windows, Ceiling Fans

**Contingent Info:** **DOM/CDOM:** 19/ 19 **Sold Price:**  
**Contract Date:** 08/12/2020 **Sale Trms:** **Sell Points:** **SQFT/Acre:**  
**Closing Date:** **Sell Concess:** - **Price per SQFT:** \$178.09  
**Sell Ofc:** **Selling Agent:** Wanda Haltom **Source SQFT Acre:**

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**Agent Report**



**Addr:** 146 Weaver St **MLS #:** 1473408  
**Status:** Rented **Class:** RR  
**Area:** 1900 **Grid:** 650F2 **List Price:** \$1,200  
**Int.St./Dir:** take Roosevelt South,make a right on Weaver  
**Subdivision:** RIVERSIDE PARK  
**Condominium:**  
**City:** San Antonio **Zip:** 78210-4636 **AdSf:** 1036  
**County:** Bexar **CAN#:** 065120010250  
**Legal:** NCB 6512 BLK 1 LOT 25  
**Sch Dist:** San Antonio **Recent Rehab:** Yes **Lot Size:** 0.09  
**Elem:** Riverside Park **Section 8 Qualified:** No **Lot Dimensions:** 50x110  
**Middle:** Page Middle **Year Built:** 1920  
**High:** Brackenridge **BR:** 2  
**Builder:** umkown **FBaths:** 2  
**Type:** SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	07/29/2020	Monthly Lease:	\$1,200
Living Room 14X13 1	Master Bedroom 13X12 1	Gas:	Min/Max Months:	12 / 1250	Personal Checks:	No
Dining Room 9X10 1	Master Bedroom 2 ---	Electric: cps	Security Dep:	\$1,200	Cash Accepted:	No
Family Room ---	Master Bath 4X7 1	Garbage: city	Cleaning Dep:	\$150	App Fee:	\$50
Kitchen 14X13 1	Bedroom 2 13X11 1	Water: saws	Pet Dep:	\$150	Per/Total Pet(s):	P
Breakfast ---	Bedroom 3 ---	Sewer: saws	(Refundable)			
Utility ---	Bedroom 4 ---	Other:	Application Form:	TAR	Pet Rent:	No
Entry Room 9X12 1	Bedroom 5 ---		Apply At:	SEE LISTING AGENT		
Study/Office ---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Owner:** BROWNE NICHOLAS MURRAY **SC/\$:** 0 **BC/\$:** \$200 **Owner LREA/LREB:** No  
**List Agent:** James Chudnow 362317 (210) 241-4583 **Bonus:**  
**List Office:** King, REALTORS KING00 (210) 826-2345  
**Ph to Show:** 2222227 **Lockbox** **Showing** **Occupy:** Vacant  
**Type:** Combo **Contact:** ShowingTime

**AgentRmrks:** call listing agent for background check company:210-241-4583-james chudnow

**Remarks:** MUST SEE THIS ONE!!!! This Home features 2 Bedrooms and 2 full Baths: Master Bedroom with full Bath.Home-- has been updated with Bamboo flooring,recent windows-HVAC-paint -and lots more.A good size back yard where the kids can play,and you can enjoy BBQ. -Close to Concepcion Park,Roosevelt Park,and Riverside Golf Course,-----the rental comes with a Stack Washer/Dryer in the kitchen closet and Refrigerator.

**Style:** One Story, Traditional / **# stories:** 1 **Roof:** Composition **Wdw:** All Remain  
**Ext:** Wood **Fndtn:** Pier & Beam **Floor:** Linoleum, Other  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**MstBR:** Full Bath, Closet Size: 5 X 8 **Frpl:** Not Applicable  
**Mst Bth:** Shower Only, Single Vanity **Pool/Spa:** None  
**Garage Parking:** None/Not Applicable **Wat/Swr:** Water System, Sewer System, City  
**Additional/Other Parking:** Pad Only (Off Street) **Restrictions:** Pets Negotiable, No RV Parking, Dogs Allowed Only, Cats Allowed Only, Smoking Outside Only **Security:** Not Applicable

**Lot Desc:** Mature Trees (ext feat), Level

**Accessible/Adaptive:** No

**Interior:** One Living Area, Liv/Din Combo, Eat-In Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps

**Exter Fea:** Chain Link Fence, Mature Trees

**Inclusions:** Washer Connection, Dryer Connection, Stacked W/D Connection, Stove/Range, Dishwasher, High Speed Internet Access, Custom Cabinets, Central Distribution Plumbing System, City Garbage Service

**Misc:** Broker-Manager, City Bus, School Bus, College Bus Route

**Rent Incl:** No Furnishings, Parking

**Tenant Pay:** Gas/Electric, Water/Sewer, Yard Maintenance

**Common Area Amenities:** Near Shopping, Bike Trails

**Green Features:** **Energy Efficiency:** 13-15 SEER AX

**Contingent Info:** **DOM:** 11 **Rented Price:** \$1,200  
**Contract Date:** 08/09/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**  
**Closing Date:** 08/09/2020 **Sell Concess:** - **Rental Price per SqFt:** \$1.15  
**Sell Ofc:** King, REALTORS **Selling Agent:** James Chudnow **Source SqFt Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should

**Agent Report**



**Addr:** 456 E Mitchell St **MLS #:** 1438799  
**Status:** Rented **Class:** RR  
**Area:** 1900 **Grid:** 650F2 **List Price:** \$1,250  
**Int.St./Dir:** Off Mitchell between Roosevelt & S. Presa  
**Subdivision:** ROOSEVELT (Common) / ROOSEVELT MHP (Legal)  
**Condominium:**  
**City:** San Antonio **Zip:** 78210-3908 **AdSf:** 1224  
**County:** Bexar **CAN#:** 030130060070  
**Legal:** NCB 3013 BLK 6 LOT 7  
**Sch Dist:** San Antonio **Recent Rehab:** **Lot Size:** 0.17  
**I.S.D.**  
**Elem:** Call District **Section 8 Qualified:** No **Lot Dimensions:**  
**Middle:** Call District **Year Built:** 1915  
**High:** Call District **BR:** 3  
**Builder:** UNKNOWN **FBaths:** 2  
**Type:** SFDET **HBaths:** 0

Level	Level	Utility Suppliers	Date Avail:	Monthly Lease:
Living Room 15X17 1	Master Bedroom 13X10 1	Gas:	02/11/2020	\$1,250
Dining Room 11X10 1	Master Bedroom 2 ---	Electric:	Min/Max Months: 12 / 36	Personal Checks: No
Family Room ---	Master Bath 4X8 1	Garbage:	Security Dep: \$1,250	Cash Accepted: No
Kitchen 13X9 1	Bedroom 2 12X10 1	Water:	Cleaning Dep: \$150	App Fee: \$60
Breakfast ---	Bedroom 3 10X10 1	Sewer:	Pet Dep: \$300 (No Refund)	Per/Total Pet(s): P
Utility ---	Bedroom 4 ---	Other:	Application Form: ONLINE	Pet Rent: No
Entry Room ---	Bedroom 5 ---		Apply At: WWW.XRPMTX.COM	
Study/Office ---				

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Owner:** C/O BROKER **SC/\$:** 0 **BC/\$:** 20% **Owner LREA/LREB:** No  
**List Agent:** Robert Saenz, SFR **553208** (210) 535-2607 **Bonus:**  
**List Office:** Xsellence Realty **XSEL00** (210) 277-0100  
**Ph to Show:** 210-222-2227 **Lockbox** **Showing** **Occupy:** Vacant  
**Type:** Combo **Contact:** ShowingTime

**AgentRmrks:** Please have applicants verify all info input to MLS. Application and criteria can be found at:  
<https://www.xrpmtx.com/listings/detail/479fc3af-9f45-4ac1-83cf-8546f0b6b56d>

**Remarks:** Great spacious home beautiful wood floors high ceilings, fenced in large back yard, central air and heat. 3 bedrooms 2 full bath. Large living room with fireplace. Located near downtown.

**Style:** One Story / # stories: 1 **Roof:** Metal **Wdw:** All Remain  
**Ext:** Wood **Fndtn:** Pier & Beam **Floor:** Wood  
**Heating:** Central **Ht Fuel:** Natural Gas **Air Cond:** One Central  
**MstBR:** Ceiling Fan, Closet Size: 5 X 4 **Frpl:** One, Living Room  
**Mst Bth:** Shower Only, Single Vanity **Pool/Spa:** None  
**Garage Parking:** None/Not Applicable **Wat/Swr:** Water System, Sewer System  
**Additional/Other Parking:** Unpaved Drive **Restrictions:** Pet Restrictions  
**Lot Desc:** **Security:** Other  
**Accessible/Adaptive:** No  
**Interior:** One Living Area, Separate Dining Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Laundry Lower Level, Laundry Room  
**Exter Fea:**  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, GSCKG  
**Misc:** Broker-Manager  
**Rent Incl:** No Inclusions  
**Tenant Pay:** Gas/Electric, Water/Sewer, Interior Maintenance, Yard Maintenance, Exterior Maintenance, Garbage Pickup, Renters Insurance Required  
**Common Area Amenities:** None  
**Green Features:** **Energy Efficiency:**

**Contingent Info:** **DOM:** 35 **Rented Price:** \$1,250  
**Contract Date:** 03/13/2020 **Sale Trms:** **Sell Points:** **SqFt/Acre:**  
**Closing Date:** 03/21/2020 **Sell Concess:** - **Rental Price per SqFt:** \$1.02  
**Sell Ofc:** Xsellence Realty **Selling Agent:** Bobby Zavala **Source SqFt Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should

**Agent Report**



**Addr:** 121 Palo Blanco St **MLS #:** 1422025  
**Status:** Rented **Class:** RR  
**Area:** 1900 **Grid:** 650F2 **List Price:** \$1,350  
**Int.St./Dir:** Roosevelt Avenue  
**Subdivision:** S. PRESA W. TO RIVER (Common) / UNKNOWN(Legal)  
**Condominium:**  
**City:** San Antonio **Zip:** 78210-4625 **AdSf:** 1092  
**County:** Bexar **CAN#:** 065140030100  
**Legal:** NCB 6514 BLK 3 LOT 10  
**Sch Dist:** San Antonio **Recent Rehab:** Yes **Lot Size:** 0.08  
**I.S.D.**  
**Elem:** Call District **Section 8 Qualified:** No **Lot Dimensions:**  
**Middle:** Call District **Year Built:** 1923  
**High:** Call District **BR:** 4  
**Builder:** unknown **FBaths:** 2  
**Type:** SFDET **HBaths:** 0

Level		Level		Utility Suppliers	Date Avail:	11/04/2019	Monthly Lease:	\$1,350
Living Room	10X12 1	Master Bedroom	12X12 1	Gas: CPS	Min/Max Months:	12 / 12	Personal Checks:	No
Dining Room	---	Master Bedroom 2	---	Electric: CPS	Security Dep:	\$1,375	Cash Accepted:	No
Family Room	---	Master Bath	5X6 1	Garbage: CPS	Cleaning Dep:	\$0	App Fee:	\$60
Kitchen	12X12 1	Bedroom 2	10X11 1	Water: SAWS	Pet Dep:	\$350	Per/Total Pet(s):	
Breakfast	---	Bedroom 3	9X8 1	Sewer: SAWS	(Refundable)			
Utility	---	Bedroom 4	9X8 1	Other:	Application Form:	ON-LINE	Pet Rent:	No
Entry Room	---	Bedroom 5	---		Apply At:	WWW.SOPHUSPROPERTIES.COM		
Study/Office	---							

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Owner:** ORS PAUL A **SC/\$:** \$150 **BC/\$:** \$150 **Owner LREA/LREB:** No  
**List Agent:** Kambiz Keshvari **620388** **(210) 929-0262** **Bonus:**  
**List Office:** Sophus Properties, LLC **SOPO00** **(210) 850-2833**  
**Ph to Show:** 210-222-2227 **Lockbox** **Showing Contact:** ShowingTime **Occupy:** Vacant  
**Type:** Combo

**AgentRmrks:** ready for move in 4 bedroom 2 bath - application required from everyone over 18 that will live at the property \$60 application fee. Income must be 3 times the rent. Can apply online. Square footage listed is approximate  
**Remarks:** HALF OFF THE FIRST MONTH RENT! Recently Remodeled, Adorable and Spacious 4 Bedroom 2 baths single family house with new Appliances available for immediate occupancy. Section 8 welcome.

**Style:** One Story / # stories: 1 **Roof:** Metal **Wdw:** Some Remain  
**Ext:** Siding **Fndtn:** Pier & Beam **Floor:** Wood  
**Heating:** Central **Ht Fuel:** Electric **Air Cond:** One Central  
**MstBR:** DownStairs **Frpl:** Not Applicable  
**Mst Bth:** Tub/Shower Combo **Pool/Spa:** None  
**Garage Parking:** None/Not Applicable **Wat/Swr:** City  
**Additional/Other Parking:** **Restrictions:** Pets Negotiable, No RV Parking, Smoking Outside Only  
**Lot Desc:** **Security:** Not Applicable  
**Accessible/Adaptive:** No  
**Interior:** One Living Area  
**Exter Fea:**  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Smoke Alarm  
**Misc:** Broker-Manager  
**Rent Incl:** No Inclusions  
**Tenant Pay:** Gas/Electric, Water/Sewer, Yard Maintenance, Garbage Pickup, Renters Insurance Required  
**Common Area Amenities:** None  
**Green Features:** **Energy Efficiency:**

**Contingent Info:** **DOM:** 38 **Rented Price:** \$1,350  
**Contract Date:** 12/12/2019 **Sale Trms:** **Sell Points:** **SqFt/Acre:**  
**Closing Date:** 12/12/2019 **Sell Concess:** - **Rental Price per SqFt:** \$1.23  
**Sell Ofc:** Sophus Properties, LLC **Selling Agent:** Donna Crabtree **Source SqFt Acre:**

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**Agent Report**



**Addr:** 406 Mckinley Ave **MLS #:** 1400987  
**Status:** **Sold** **Class:** RE **List Price:** \$185,000  
**Area:** 1900 **Grid:** 650F2  
**Int.St./Dir:** S Presa  
**Subdivision:** HIGHLAND PARK (Common) / DURANGO/ROOSEVELT(Legal)  
**City:** San Antonio **Zip:** 78210-3906 **Type:** SFD  
**County:** Bexar **CAN#:** 029770020750 **AdSf:** 1071  
**Block:** 2 **Lot:** 75  
**Legal:** NCB 2977 BLK 2 LOT 75 **Currently Leased:** No  
**Lot Size:** 0.17 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** San Antonio **BR:** 2 **Year Built:** 1942  
**I.S.D.**  
**Elem:** Call District **FBaths:** 1 **HBaths:** 0  
**Middle:** Call District **Builder:** Unknown **Recent Rehab:**  
**High:** Call District **Constr:** Pre-Owned

	Level		Level	Utility Suppliers			
Living Room	16X11	1	Master Bedroom	12X12	1	Gas:	CPS
Dining Room	9X12	1	Master Bedroom 2	---	Electric:	CPS	
Family Room	---		Master Bath	---	Garbage:	City	
Kitchen	10X12	1	Bedroom 2	12X12	1	Water:	SAWS
Breakfast	9X12	1	Bedroom 3	---	Sewer:	SAWS	
Utility	10X5	1	Bedroom 4	---	Other:		
Entry Room	---		Bedroom 5	---			
Study/Office	---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

<b>Taxed by Mltpl Counties:</b> No	<b>Financials</b>	<b>Assessments</b>	<b>Mand/Mult HOA:</b> None/N
<b>Total Tax (W/O Exemptions):</b> \$2,971.21	<b>PrTerms:</b> Conventional, FHA, VA, Cash	<b>HOA Name:</b>	
<b>Tax Year:</b> 2018	<b>Loan Info:</b>	<b>HOA Fee / Freq / Trans Fee:</b>	//
<b>Subdivision:</b> HIGHLAND PARK (Common) / DURANGO/ROOSEVELT(Legal)		<b>Neighborhood Amenities:</b>	None
<b>Preferred Title Co.:</b> Stewart Title			
<b>Owner:</b> James and Jeanette Winkler	<b>SC\$:</b> 0.00	<b>BC\$:</b> 3.00%	<b>Owner LREA/LREB:</b> No
<b>List Agent:</b> Patrick Vallejo	663331	(210) 618-6924	<b>Occupancy:</b> Vacant
<b>List Office:</b> Phalanx Realty Group	TWCE00	(210) 822-4663	<b>Possession:</b> Closing/Funding
<b>Ph to Show:</b> 210-222-2227	<b>Lockbox Type:</b> SABOR Supra	<b>Showing Contact:</b> CSS	<b>Bonus:</b>

**AgentRmrks:**

**Remarks:** A little Sunshine in Southtown!! Don't miss out on one of the best priced areas in Downtown. 2Bd (master also has a bonus rm), 1bth, 1Car, Carport, This house has so much character from the wood floors throughout the main home to the original tiles, cabinets, and hardware.. Completely brought back to life! The Master has its own office and access from the garage and car port. Roof, Full Electric rewire, A/C, Tankless water heater all done.. Walk to Carnitas Lonjas, The River, Lonestar, Riverside Golf Club!!

<b>Style:</b> One Story	<b>Garage Parking:</b> One Car Garage, Detached	<b>Additional/Other Parking:</b> One Car Carport
<b>Ext:</b> Wood	<b>Roof:</b> Composition	<b>Mst BR:</b> DownStairs, Ceiling Fan, Closet Size: 2 X 5
<b>Fndtn:</b> Pier & Beam	<b>Wdw:</b> Some Remain	<b>Mst Bth:</b>
<b>Interior:</b> One Living Area, Separate Dining Room, Utility Room Inside, 1st Floor Lvl/No Steps, Laundry Main Level		
<b>Inclusions:</b> Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, GSCK		
<b>Exterior Fea:</b> Mature Trees		
<b>Wat/Swr:</b> Water System, Sewer System	<b>Floor:</b> Ceramic Tile, Laminate	<b>Frpl:</b> Not Applicable
<b>Heating:</b> Central	<b>Ht Fuel:</b> Electric	<b>Air Cond:</b> One Central
<b>Pool/SPA:</b> None		<b>Misc:</b>
<b>Lot Des:</b>		<b>Lot Impv:</b>
<b>Accessible/Adaptive:</b> No		
<b>Green:</b> Features - none / Certification - none / Energy Efficiency - none		

<b>Contingent Info:</b>	<b>DOM/CDOM:</b> 32/ 32	<b>Sold Price:</b> \$175,000
<b>Contract Date:</b> 08/15/2019	<b>Sale Trms:</b> VA	<b>SQFT/Acre:</b> 1071
<b>Closing Date:</b> 09/24/2019	<b>Sell Concess:</b> 0	<b>Sold Price per SQFT:</b> \$163.39
<b>Sell Ofc:</b> Option One Real Estate	<b>Selling Agent:</b> Ryan Volpe	<b>Source SQFT Acre:</b> D

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**Agent Report**



**Addr:** 142 Monroe St **MLS #:** 1388231  
**Status:** **Sold** **Class:** RE **List Price:** \$194,900  
**Area:** 1900 **Grid:** **Int.St./Dir:** From US 281 S, take exit 138C toward Fair Ave, right on Fair Ave, right on S Hackberry, left on Chicago Blvd., right on S Presa, left on E Mitchell, left on Monroe.  
**Subdivision:** RIVERSIDE PARK (Common) / S. PRESA W. TO RIVER(Legal)  
**City:** San Antonio **Zip:** 78210 **Type:** SFD  
**County:** Bexar **CAN#:** 060360020051 **AdSf:** 1280  
**Block:** 2 **Lot:** 0  
**Legal:** NCB 6036 BLK 2 LOT N 50 FT OF 4 & 5 **Currently Leased:**  
**Lot Size:** 0.12 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** San Antonio **BR:** 3 **Year Built:** 1949  
**I.S.D.**  
**Elem:** Riverside Park **FBaths:** 2 **HBaths:** 0  
**Middle:** Page Middle **Builder:** Unknown **Recent Rehab:**  
**High:** Brackenridge **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	8X7	1	Master Bedroom	14X15	1	Gas:
Dining Room	9X6	1	Master Bedroom 2	---		Electric:
Family Room	---		Master Bath	10X4	1	Garbage:
Kitchen	8X9	1	Bedroom 2	13X9	1	Water:
Breakfast	---		Bedroom 3	10X13	1	Sewer:
Utility	9X13	1	Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials** **Assessments** **Mand/Mult HOA:** None/N  
**Total Tax (W/O Exemptions):** \$2,538.93 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**  
**Tax Year:** 2018 **Loan Info:** **HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** None  
**Subdivision:** RIVERSIDE PARK (Common) / S. PRESA W. TO RIVER(Legal)  
**Preferred Title Co.:** Old Republic Title

**Owner:** TXRRM Holding Company LLC **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Sandra Rangel, ABR 579513 (210) 334-7717 **Occupancy:** Vacant  
**List Office:** RE/MAX North-San Antonio RMN000 (210) 695-4850 **Possession:** Closing/Funding  
**Ph to Show:** 210-222-2227 **Lockbox Type:** Combo **Showing Contact:** CSS **Bonus:**

**AgentRmrks:**

**Remarks:** Fully renovated 3BR, 2BA home in located in riverside with a spacious backyard. Home interior has new laminate flooring, open floor plan, living and dining combo, nice size kitchen with granite countertops, load of cabinet and counter space with all new appliances. Great size bedrooms with updated baths with tile stand up showers and single vanities. Enjoy city living & bike to nearby Downtown or Southtown for live music, great food, art & the Riverwalk.

**Style:** One Story **Garage Parking:** One Car Garage, Detached **Additional/Other Parking:**  
**Ext:** Wood **Roof:** Composition **Mst BR:** Ceiling Fan, Full Bath  
**Fndtn:** Pier & Beam **Wdw:** None Remain **Mst Bth:** Shower Only, Single Vanity  
**Interior:** One Living Area, Separate Dining Room, Breakfast Bar, Utility Room Inside, Open Floor Plan, Attic - Pull Down Stairs  
**Inclusions:** Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Gas WaterHeater, Solid Counter Tops, City Garbage Service  
**Exterior Fea:** Patio Slab, Privacy Fence, Mature Trees  
**Wat/Swr:** Water System, Sewer **Floor:** Carpeting, Laminate **Frpl:** Not Applicable  
**System** **Ht Fuel:** Natural Gas **Air Cond:** One Central  
**Heating:** Central **Misc:**  
**Pool/SPA:** None **Lot Impv:**  
**Lot Des:**  
**Accessible/Adaptive:** No  
**Green:** Features - none / Certification - none / Energy Efficiency - none

**Contingent Info:** **DOM/CDOM:** 60/ 60 **Sold Price:** \$194,900  
**Contract Date:** 07/22/2019 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**  
**Closing Date:** 10/17/2019 **Sell Concess:** \$3550 - Closing Costs, Home Warranty **Sold Price per SQFT:** \$152.26  
**Sell Ofc:** RE/MAX Unlimited **Selling Agent:** Sara B Gerrish **Source SQFT Acre:**

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**Agent Report**



**Addr:** 217 Kirkpatrick Ave **MLS #:** 1456071  
**Status:** Sold **Class:** RE **List Price:** \$243,000  
**Area:** 1900 **Grid:** 650F2  
**Int.St./Dir:** see GPS for most accurate directions  
**Subdivision:** Riverside Park (Common) / S. PRESA W. TO RIVER(Legal)  
**City:** San Antonio **Zip:** 78210-4703 **Type:** SFD  
**County:** Bexar **CAN#:** 030130060140 **AdSf:** 1600  
**Block:** 6 **Lot:** 14  
**Legal:** NCB 3013 BLK 6 LOT 14 **Currently Leased:** No  
**Lot Size:** 0.17 **Lot Dimensions:** **Lease Expiration:**  
**Sch:** San Antonio **BR:** 3 **Year Built:** 1921  
**I.S.D.**  
**Elem:** Call District **FBaths:** 3 **HBaths:** 0  
**Middle:** Call District **Builder:** unknown **Recent Rehab:** Yes  
**High:** Call District **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	7X12	1	Master Bedroom	12X24	1	Gas:
Dining Room	6X8	1	Master Bedroom 2	---	Electric:	
Family Room	7X12	1	Master Bath	8X6	1	Garbage:
Kitchen	6X8	1	Bedroom 2	10X12	1	Water:
Breakfast	---		Bedroom 3	10X12	1	Sewer:
Utility	---		Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

**Taxed by Mltpl Counties:** No **Financials**  
**Total Tax (W/O Exemptions):** \$5,179.08 **PrTerms:** Conventional, FHA, VA  
**Tax Year:** 2019 **Loan Info:**  
**Subdivision:** Riverside Park (Common) / S. PRESA W. TO RIVER(Legal)  
**Preferred Title Co.:** Stewart Title **Assessments** **Mand/Mult HOA:** None/N  
**HOA Name:**  
**HOA Fee / Freq / Trans Fee:** // **Neighborhood Amenities:** Park/Playground, Jogging Trails  
**Owner:** VASQUEZ VICENTE **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No  
**List Agent:** Leo Hernandez, GRI 717063 **(210) 872-8409** **Occupancy:** Vacant  
**List Office:** Alamo Top Realty, LLC ALTR00 **(210) 607-0700** **Possession:** Closing/Funding  
**Ph to Show:** 210-222-2227 **Lockbox Type:** SABOR Supra **Showing** **Bonus:**  
**Contact:** ShowingTime

**AgentRmrks:** Please do not adjust a/c turn off all light and lock all doors. Home is staged for presentation purposes only. Send all offers to Leo @ leohdz398@gmail.com

**Remarks:** Beautiful newly renovated home only minutes from downtown San Antonio!! Gorgeous tile throughout, 3 full baths with standing showers, granite counters and custom fixtures and sinks. Country kitchen with granite counter tops with custom cabinets meant for a chef. Living room opens to kitchen. Large backyard with a covered patio. extensively updated with improvements made to exterior composite siding, composition shingle roof 6 months old , new electrical, new plumbing, new interior finish including dry... (text truncated for print)

**Style:** One Story **Garage Parking:** None/Not Applicable **Additional/Other Parking:** Pad Only (Off Street)  
**Ext:** Siding **Roof:** Composition **Mst BR:** DownStairs, Walk-In Closet, Ceiling Fan, Full Bath  
**Fndtn:** Slab, Pier & Beam **Wdw:** None Remain **Mst Bth:** Shower Only, His & Her Baths  
**Interior:** One Living Area, Separate Dining Room, Open Floor Plan, Laundry Room, Walk in Closets  
**Inclusions:** Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Smoke Alarm, Custom Cabinets, City Garbage Service  
**Exterior Fea:**  
**Wat/Swr:** Water System, Sewer **Floor:** Ceramic Tile **FrpI:** Not Applicable  
**System**  
**Heating:** Central **Ht Fuel:** Natural Gas **Air Cond:** One Central  
**Pool/SPA:** None **Misc:** As-Is  
**Lot Des:** **Lot Impv:**  
**Accessible/Adaptive:** No  
**Green:** Features - none / Certification - none / Energy Efficiency - none

**Contingent Info:** **DOM/CDOM:** 45/ 45 **Sold Price:** \$243,000  
**Contract Date:** 05/19/2020 **Sale Trms:** VA **Sell Points:** **SQFT/Acre:**  
**Closing Date:** 07/09/2020 **Sell Concess:** \$5,150.00 - Closing Costs, Home Warranty **Sold Price per SQFT:** \$151.87  
**Sell Ofc:** Alamo Top Realty, LLC **Selling Agent:** Leo Hernandez **Source SQFT Acre:**

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